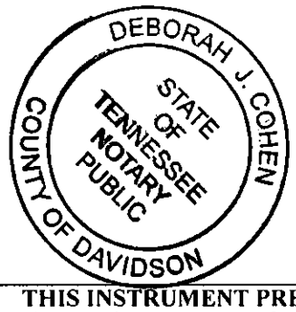
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$49,900.00.**

Affiant

Subscribed and sworn to before me this 25th day of January, 2013

Notary Public
My Commission expires: May 5, 2015
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Ryan Derek Arnett	SAME	119-13-0-183.00
P.O. Box 100404		
Nashville, TN 37224	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **First Jordan, FLP, as Trustee of the 501 Morton Avenue Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Patrick L. Mickler and wife, Lois J. Mickler and Ryan Derek Arnett, married**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 75 on the Map of College Heights, as of record in Book 332, Page 19, Register's Office for said County.

Said Lot No. 75 fronts 50 feet on the southerly side of Morton Street and runs back between parallel lines, with the westerly margin of Myrtle Avenue, 169 feet to an alley.

Being the same property conveyed to First Jordan, FLP, as Trustee of the 501 Morton Avenue Trust, by deed from Winfred E. Warner and wife, Lena H. Warner, on January 15, 2013, of record in Instrument Number 20130115-0004888, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 332, Page 19, Register's Office for Davidson County, Tennessee.

This is improved property known as: **501 Morton Avenue, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 25th day of January, 2013.

First Jordan, FLP, as Trustee of the 501 Morton Avenue Trust

By Dan Lain

BILL GARRETT, Davidson County
Trans:T20130007568 DEEDWARR
Recvd: 01/28/13 15:45 2 pgs
Fees:13.00 Taxes:184.63
20130128-0008950

STATE OF TENNESSEE
COUNTY OF ROBERTSON

On this the 23rd day of January, 2013, before me personally appeared Dan Lain, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the General Partner of First Jordan, FLP, Trustee for The 501 Morton Avenue Trust, the within named bargainor, and that he as such General Partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th day of January, 2013.

Amanda Dean

Notary Public

My Commission Expires: 10/26/2013

